



AGENDA

PUBLIC HEARING ZONING HEARING EXAMINER CITY OF ALBUQUERQUE

Notice is hereby given that the Zoning Hearing Examiner, Robert Lucero, Esq., City of Albuquerque, will hold a public hearing via <https://www.zoom.us/> on Tuesday, June 18, 2024 beginning at 9:00 a.m.

Join Zoom Meeting

<https://cabq.zoom.us/j/6288000074>

Meeting ID: 628 800 0074

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Notice: If you have a disability and require special assistance to participate, or have special needs that require appearance in person, please contact the ZHE Administrative Assistant at (505) 924-3894 within seven days of the hearing to make your request.

All written correspondence must be addressed to Robert Lucero, Esq., Zoning Hearing Examiner, c/o ZHE Administrative Assistant, Planning Department, P.O. Box 1293, Albuquerque, NM, 87103, or email to dihernandez@cabq.gov.

Deadline for correspondence is 6 days prior to the date of public hearing as listed above.

INTERPRETER NEEDED:

1.	VA-2024-00103	PR-2024-010219	Yadira Aguilar requests a Conditional use to allow up to 12 children in a family home day care for Lot 16, Block, Sunrise Estates Unit 3, located at 1616 Summerfield Pl SW Zone R-1A 14-16-4-3(F)(8) Table: 4-2-1 APPROVAL
2.	VA-2024-00149	PR-2024-010365	Antonio Quiroz requests a VARIANCE of 1 foot 5 inches to the required 15 feet front yard setback for Lot 17, Block D, Kirtland Addn Unit 2, located at 1609 Spence Ave SE, Zone R-1B 14-16-5-1 Table 5-1-1 APPROVAL

OLD BUSINESS:

3.	VA-2023-00294	PR-2023-009345	Mountain Run Partners, LTD (Agent, QT South LLC) requests a conditional use to allow for a heavy vehicle fueling station in IDO zone NR-BP for Lot 78A, MRGCD Map 36, located at 1701 12TH ST NW, zoned NR-BP [Section 14-16-4-2] CONTINUANCE
4.	VA-2023-00295	PR-2023-009345	Mountain Run Partners, LTD (Agent, QT South LLC) requests a conditional use to allow for nicotine retail in an NR-BP zone for Lot 78A, MRGCD Map 36, located at 1701 12TH ST NW, zoned NR-BP [Section 14-16-4-2] CONTINUANCE
5.	VA-2023-00296	PR-2023-009345	Mountain Run Partners, LTD (Agent, QT South LLC) requests a conditional use to allow for liquor retail in an NR-BP zone for Lot 78A, MRGCD Map 36, located at 1701 12TH ST NW, zoned NR-BP [Section 14-16-4-2] CONTINUANCE
6.	VA-2024-00094	PR-2024-010171	Nicole Ackerman (Agent, Consensus Planning Inc) requests a variance of 30 ft to the required 45 ft open space landscape buffer for Lot 12, Block 6, Volcano Cliffs Unit 22, located at 6204 Camino Alto NW, zoned R-1D [14-16-5-2(J)(2)(a)(1)] APPROVAL WITH CONDITION

NEW BUSINESS:

7.	VA-2024-00076	PR-2024-010098	Robert Weinberg (Agent Rick Bennett) requests a Variance of 10% to exceed the 25% maximum allowed area for and accessory structure in the rear yard for Lot 35, Block 0000, Rossitier Addn, located at 1116 Bellrose NW, Zone R-1D 14-16-5-11(c)(4)(a) APPROVAL
8.	VA-2024-00101	PR-2024-010218	Jessie Miera requests a Wall Permit - Major for Lot 55, Block 0000, RIVERVIEW RIDGE, located at 7700 Ridgeview Dr NW, Zone R-ML 14-16-5-7(D)(3) Table 5-7-2 APPROVAL

9.	VA-2024-00102	PR-2024-010218	Jessie Miera requests A variance of 3 feet to the allowed 3 feet height in the front yard for Lot 55, Block 0000, RIVERVIEW RIDGE, located at 7700 Ridgeview Dr NW, Zone R-ML 14-16-5-7(D)(1) Table 5-7-1 APPROVAL
10.	VA-2024-00104	PR-2024-010225	Anthony Baca requests a Permit for a Carport for Lot 8, Block 1, LA SALA GRANDE ADDN, located at 2915 La Palomita Rd NE, Zone R-1D : 14-16-5-5(F)(2)(a)3b ref 14-16-6-6(G) APPROVAL
11.	VA-2024-00105	PR-2024-010231	Juan Martinez & Laura Martinez request a VARIANCE of 4351 sq ft to the Contextual Lot size of 8690 sq ft to combine 2 lots in the R-1B zone for Lot 10, Block 1, Bethel, located at 345 Descanso Rd SE, R-1B 14-16- 5-1(C)(2)(b)(3) WITHDRAWN
12.	VA-2024-00106	PR-2024-010231	Juan Martinez & Laura Martinez request a VARIANCE of 4351 sq ft to the Contextual Lot size of 8690 sq ft to combine 2 lots in the R-1B zone for Lot 11, Block 1, Bethel, located at 345 Descanso Rd SE, R-1B 14-16- 5-1(C)(2)(b)(3) WITHDRAWN
13.	VA-2024-00107	PR-2024-010232	Robert & Dianna Navarette request a Carport Permit -Major for Lot 5, Block 26, Eagleton, located at 2913 Dallas St NE, Zone R-1C 14-16-5-5(F)(2)(a)3b APPROVAL
14.	VA-2024-00111	PR-2024-010241	Route 66 Multi Family ABQ LLC, (Delcie Dobrovolny) requests Expansion of a non-conforming structure not to exceed 25% for Lots D & E, Block 0000, Tijeras Place Addn replat of Blcks 19&20, located at 300 San Mateo, Zone MC-M 14-16-6-8(D)(5) APPROVAL
15.	VA-2024-00114	PR-2024-010248	James Sullivan requests a 3 foot to the required 3 foot distance from a property line for a shade structure for Lot 5-P1, Block 4, Mesa Del Norte Unit 2, located at 7748 Calle Comodo NE, Zone R-1B 14-16-5-1(G) Table 5-1-4 APPROVAL
16.	VA-2024-00116	PR-2024-010266	Veronica Cogdill requests a Wall - Major for a court yard wall in the front yard for Lot 18, Block 26, Mesa Park Addn Mankins Replat of Blks 26&27, located at 709 California St SE, Zone R-1C 14-16-5-7(D)(3) APPROVAL
17.	VA-2024-00117	PR-2024-010282	Maira Veleta requests a Conditional Use to allow for a Family Home Daycare for up to 12 children for Lot 122-P1, Block 0000, El Rancho Grande Unit 10, located at 10044 Range Rd SW, Zone RM-L 14-16-4-3(F)(8) Table 4-2-1 APPROVAL
18.	VA-2024-00121	PR-2024-010290	Jesus Apodaca requests a Variance of 2ft to the allowed 3ft wall height in the front yard for Lot 17, Block 0000, MRGCO Map 37, located at 509 Martinez Dr. NE, Zone R-1A 14-16-5-7(D)(1) APPROVAL

19.	VA-2024-00122	PR-2024-010290	Jesus Apodaca requests a Wall Permit-Major for Lot 17, Block 0000, MRGCO Map 37, located at 509 Martinez Dr. NE, Zone R-1A 14-16-5-7(D)(3) APPROVAL
20.	VA-2024-00125	PR-2024-010299	Charles G Spurgeon (Agent Gilbert F. Austin) requests a Permit -Carport for Lot 2, Block 104, Snow Heights Addn, located at 11006 Snow Heights Blvd Zone R-1B, 14-16--5-5(F)(2)(a)3b ref 14-16-6-6(G) APPROVAL
21.	VA-2024-00126	PR-2024-010300	Akshar Real Estate ABQ LLC (Agent Frank Bazan) requests a Conditional Use to allow a cannabis retail within 600ft of another Cannabis retail location for Lot G2C, Block 0000, Seven Bar Ranch, located at 3620 NM State Hwy 528, Zone NR-BP, 14-16-4-3(D)(35)(c) APPROVAL
22.	VA-2024-00129	PR-2024-010318	Sammy Macias Jr (Agent Macias Constructions) requests a Variance of 5ft to the required 10ft side yard setback for Lot 4, Block 5, Sloans Acres, located at 5613 Cleghorn Rd NW, Zone R-1D 14-16-5-1 Table 5-1-1 APPROVAL
23.	VA-2024-00131	PR-2019-002751	JMDH Real Estate of Albuquerque LLC (Agent ADA Architects - Alyssa Konchan) request a Variance of 2ft to the allowed 6ft wall height on the street side for Lot A1, Block 0000, Truck Stop Plaza, located at 1901 Menaul Blvd NE, Zone NR-LM 14-16-5-7(D)(1) Table 5-7-1 APPROVAL
24.	VA-2024-00132	PR-2021-005864	RS Bluewater, LLC (Agent Site Development Collaborative - Catherine Otis) requests a Conditional Use to allow outdoor storage of vehicles in NR-BP for Lot Tract F, Block 0000, RS Bluewater Addition, located at 250 98th St NW, Zone NR-BP 14-16-4-2 Table 4-2-1 APPROVAL
25.	VA-2024-00133	PR-2024-010331	Robert T Bogan and Rebecca Bogan (Agent Adrian Miller) request a VARIANCE of 3 ft. to the allowed 3 ft wall height on the Street side yards for Lot 1, Block 26, Virginia Place Addn, located at 5100 Eastern Ave SE, Zone MX-L 14-16-5-7(D)(1) Table 5-7-1 APPROVAL
26.	VA-2024-00135	PR-2018-001284	Legacy MUP LLC (Agent sjacqueline Fishman, Consensus Planning) request a Variance of 3ft to the allowed 3ft wall height in front and street side for Lot A, Block 0000, Markana Uptown, located at 6500 Americas Pkwy NE, Zone MX-H 14-16-5-7(D)(1) Table 5-7-1 APPROVAL
27.	VA-2024-00136	PR-2024-010332	Barry Glass Educational Foundation (Agent Ashley Hartshorn Archis Architects) request a Variance of 12ft to the required 26ft maximum building height for Lot 1508 ^{150-B-1} , Block 0000, Town of Atrisco Grant Unit 6, located at 6800 Gonzales Rd SW, Zone R-T 14-16-2-3(D)(2) Table 2-3-7 APPROVAL

28.	VA-2024-00138	PR-2018-001781	717 Central Ave Hotel LLC - Jonah Dicker (Agent JAG Planning & Zoning, LLC - Juanita Garcia) request a Variance of 19ft to the allowed 26ft sign height in Mixed Use Zone for Lot 24-A, Block 04, NM Town Company's Original Townsite, located at 717 Central Ave NW Zone MX-FB-UD 14-16-5-12 Table 5-12-2 APPROVAL
29.	VA-2024-00139	PR-2018-001781	717 Central Ave Hotel LLC - Jonah Dicker (Agent JAG Planning & Zoning, LLC - Juanita Garcia) a Variance of 19ft to the allowed 26ft sign height in Mixed Use Zone for Lot 24-A, Block 04, NM Town Company's Original Townsite, located at 717 Central Ave NW Zone MX-FB-UD 14-16-5-12 Table 5-12-2 APPROVAL
30.	VA-2024-00141	PR-2024-010333	Carlisle & I40 LLC (Agent Modulus Architects & Land Use Planning, Inc) requests a VARIANCE of 1 to allow for 2 freestanding signs along Carlisle for Lot A & C, Block 0000, Indian Plaza, located at 2101 Carlisle Blvd NE, Zone MX-L 14-16-5-6(E), Table 5-6-5 APPROVAL
31.	VA-2024-00142	PR-2024-010333	Carlisle & I40 LLC (Agent Modulus Architects & Land Use Planning, Inc) requests a VARIANCE of 15 feet to the required 15 ft landscape buffer for Lot A & C, Block 0000, Indian Plaza, located at 2101 Carlisle Blvd NE, Zone MX-L 14-16- 5-5-12 and Table 5-12-2 APPROVAL
32.	VA-2024-00150	PR-2024-010379	Jesus Anguiano Mendoza & Trinidad Palma Anguiano (Agent Ivan Ortiz) requests a Variance of 12ft to the required 15ft rear setback for Lot 3-P1, Block 19, Parkwest Unit 4, located at 8015 Cliffview Ave NW, Zone R-1B, 14-16-5-1 Table 5-1-1 APPROVAL
33.	VA-2024-00156	PR-2019-002253	Old Town Abq. LLC (Agent Jennie Thornton) requests a Conditional use for Artisan Manufacturing in the MX-T zone for Lot 186, Block 0000, MRGCD MAP 38, located at 301 Romero St. Suite 209, MX-T, 14-16-4-4-3(E)(1) APPROVAL